

SOUTH SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
August 29, 2011, 7:00 P.M.

1. CALL TO ORDER – Meeting called to order at 7:05 by chair Bob Hailey
2. DETERMINATION OF MEMBERS PRESENT – A quorum was present with Bob Krysak, Thomas Levin, George Eastwood, and Bob Hailey with Bill White and Torry Brean excused.
3. ANNOUNCEMENTS – No Announcements
4. Corrections/Approval to the Minutes 5-31-11 – Bob Krysak pointed out the misspelling of purportedly and moved approval of the minutes with that amendment. Second by Thomas Levin and motion carried with four ayes and two absent.
5. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – No input from the public

Action Items:

6. AD 11-023, Second Dwelling Unit at 15730 Thomas Paine Dr., 2.5 Acres (Gross). Existing Structure is 1913 sq ft. Second Dwelling Unit to be 538 sq. ft. Plus Porch, Deck and Carport. Steve Baby present.

Concerns from subcommittee members were for size, separate septic system, setbacks, and water availability. The new building is a manufactured home and is less than 30 percent of the main home size. There will be a separate septic system. Setbacks are more than in compliance. And good water pressure of about 135psi. Fire sprinklers are installed in the unit.

Motion made by Thomas Levin and second by Bob Krysak to approve. Motion carried with four ayes and two absent.

7. Major Use Permit for Wholesale Distributed Generation Solar Project at 1650 Warnock Dr. Photo Voltaic Solar Farm. Site is 110 Acres. Proposal is for 46.32 Acres to be Developed with Solar Panels that will Be 8 feet to 11.5 feet off the Ground. Production Capacity will be 7.5 MW of Alternating Current. Sol Orchard, Applicant - Will Prichard and Chris Brown present.

As this is very early in the process, comments were given regarding the non-agriculture use of ag zoned land. More concern expressed regarding the visual appearance with mitigation needed. Bob Krysak moved that comments be sent to the county asking that visual screening of the project be required using natural vegetation with indigenous plant species preferred. Second by George Eastwood and motion carried with four ayes and two absent.

8. Adjournment – Motion by Thomas Levin and second by Bob Krysak to adjourn. Motion carried with four ayes and two absent. Adjourned at 8:09.

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
August 29, 2011, 7:00 P.M.

1. CALL TO ORDER – 7:05 P.M.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership

Members Present: Kristi Mansolf, Chair; George Boggs, Kareen Madden, Robin Maxson
Guests: Gerardo Cordiano, Peter Clarke, Ian Vaux

3. ANNOUNCEMENTS

Ms. Mansolf announced that she has heard no word yet on when the Highland Valley Ranch appeal will go forward.

4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. P 11-028, Major Use Permit (MUP) for the Cordiano Property Located at 15732 Highland Valley Rd. AD 08-038 was Approved 3-9-09, Permitting the Site for a Boutique Winery, Tasting Room and Host Home.MUP Will Permit the Site for Having Accessory Special Events and Accessory Food Preparation

Mr. Cordiano said that they want to expand his Boutique Winery to include events and food preparation at the site. They would like to add 15 more tables and add 1 patio to have 2 total. A couple of years ago they made a new wine cellar. They would like to add a terrace on top of the cellar. Now about 30 cars can park there. As far as hours of operation, Mr. Cordiano said that at 10 p.m. they would plan to turn things off, such as a PA system, if they can have one. Possibly their hours of operation would be 11 to sunset. If there was a wedding, it would go later than sunset.

The guests at the meeting both were there to support Mr. Cordiano in his endeavor.

MOTION: TO APPROVE THE MAJOR USE PERMIT FOR THE PROPERTY AS PRESENTED.

Upon motion made by George Boggs and seconded by Kareen Madden, the motion passed 4-0-0-0-0.

West Subcommittee Minutes 8-29-11

6. Corrections/Approval to the Minutes 1-31-11, 6-29-11

MOTION: TO APPROVE THE MINUTES OF 1-31-11.

Upon motion made by George Boggs and seconded by Kareen Madden, the motion passed 4-0-0-0-0.

MOTION: TO APPROVE THE MINUTES OF 6-29-11.

Upon motion made by George Boggs and seconded by Kareen Madden, the motion passed 4-0-0-0-0.

7. Adjournment – 7:40.

Respectfully submitted,

Kristi Mansolf